



City of Huntington Beach Planning and Building Department

**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Tess Nguyen, Associate Planner *TN*  
**DATE:** March 25, 2014

**SUBJECT: CONDITIONAL USE PERMIT NO. 14-001 (BOUDIN BAKERY ON-SITE ALCOHOL SALES)**

**PROJECT**

**APPLICANT:** Jared Taylor, Andre Boudin Bakeries, Inc., c/o GPD LLC, 10 S Grant Street, Roseville CA 95678

**PROPERTY**

**OWNER:** Mickel5points Holdings LLC & Beach Center Partners, 3202 Dupont Drive, Suite 150, Irvine CA 92614

**LOCATION:** 18541 Beach Boulevard #102 (southwest corner of Beach Boulevard and Main Street)

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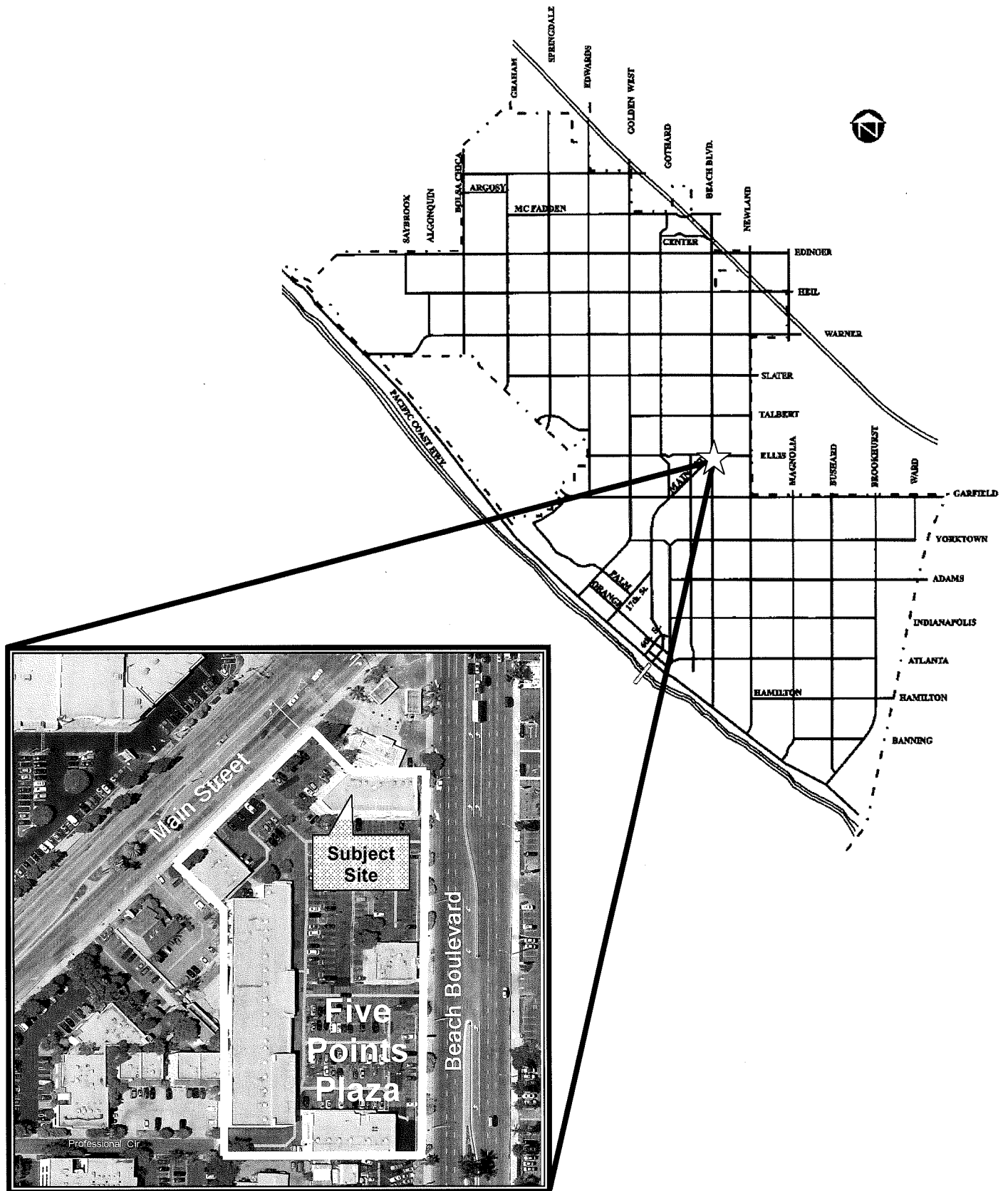
**STATEMENT OF ISSUE:**

- ♦ Conditional Use Permit No. 14-001 request:
  - To permit the on-site sale, service, and consumption of alcoholic beverages (beer and wine) within a 3,015 sq. ft. proposed eating and drinking establishment and a 650 sq. ft. outdoor dining area
- ♦ Staff's Recommendation:
  - Approve Conditional Use Permit No. 14-001 based upon the following:
    - Compliance with the General Plan designation of Mixed Use
    - Compatible with adjacent uses
    - With conditions, the alcohol sales, service, and consumption in the restaurant and outdoor dining area will not generate negative impacts to adjacent uses

**RECOMMENDATION:**

Motion to:

"Approve Conditional Use Permit No. 14-001 with suggested findings and conditions of approval (Attachment No. 1)."



**VICINITY MAP**  
**CONDITIONAL USE PERMIT NO. 14-001**  
**(BOUDIN BAKERY ALCOHOL SALES—18541 BEACH BOULEVARD)**

## **ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. "Continue Conditional Use Permit No. 14-001 and direct staff accordingly."
- B. "Deny Conditional Use Permit No. 14-001 with findings for denial."

## **PROJECT PROPOSAL:**

Conditional Use Permit No. 14-001 represents a request to permit the on-site sale, service, and consumption of alcoholic beverages (beer and wine) within a 3,015 sq. ft. proposed eating and drinking establishment and a 650 sq. ft. outdoor dining area pursuant to Section 2.2.1, Use Types, Eating and Drinking Establishments with Alcohol, within the Town Center Neighborhood Segment of the Beach and Edinger Corridors Specific Plan (SP14).

The project site consists of approximately 3.7 acres located on the west side of Beach Boulevard and south of Main Street known as the Five Points Plaza shopping center. The restaurant is located within a one-story commercial pad building on the north side of the site.

The restaurant will employ approximately 6 to 12 employees per typical shift. The proposed hours of operation are from 8:00 AM to 9:00 PM, seven days a week. The sales, service, and consumption of alcohol is proposed to occur within the interior of the restaurant and designated outdoor dining area only. The project includes interior modifications typical for restaurant use improvements.

## **ISSUES:**

### **Subject Property and Surrounding Land Use, Zoning, and General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay)	SP 14 (Beach and Edinger Corridors Specific Plan – Town Center Neighborhood)	Five Points Plaza Shopping Center
North, East (across Beach Boulevard), and West of Subject Property:	M-sp-d	SP 14 (Beach and Edinger Corridors Specific Plan – Town Center Neighborhood)	Chevron Gas Station (North), Town and Country Shopping Center (East), and Medical Offices (West)
South of Subject Property:	M-sp-d	SP 14 (Beach and Edinger Corridors Specific Plan – Neighborhood Parkway)	Commercial Uses

### **General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is M – sp – d (Mixed Use – Specific Plan Overlay – Design Overlay). The proposed project is consistent with this designation and the policies, objective, and goal of the City’s General Plan as follows:

#### **A. Land Use Element**

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding sub-region, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Policy LU 10.1.8 Require that entertainment, drinking establishments, and other similar uses provide adequate physical and safety measures to prevent negative impacts on adjacent properties.

The proposed project will permit the sale, service and consumption of alcoholic beverages within a proposed restaurant suite and proposed outdoor dining area at the Five Points Plaza commercial center. The site is located within the Beach and Edinger Corridors Specific Plan designation and the use is consistent with the Building Use Regulations and compatible with the surrounding mix of uses. The proposed conditional use permit will provide for the business needs for a successful restaurant establishment by permitting the sale of alcoholic beverages in a safe manner for customers and residents of the surrounding area.

#### **B. Economic Development Element**

Policy ED 2.4.3 Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market place.

The project is located along a major corridor of the City that contains existing restaurants, retail, and entertainment uses. The project serves to expand the range of goods and services provided in the area and facilitates continued viability of the commercial center.

### **Zoning Compliance:**

The proposed project is located within the Town Center Neighborhood segment of the Beach and Edinger Corridors Specific Plan (BECSP) and the request complies with the requirements of that designation. The previous use at this location was a martial arts studio. The request to sell alcoholic beverages requires review and approval of a conditional use permit by the Planning Commission. The number of available parking spaces at the shopping center is adequate to meet the required parking for all uses.

**Urban Design Guidelines Conformance:** Not applicable.

**Environmental Status:**

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project involves the operation and permitting of the existing development involving negligible expansion of an existing use.

**Coastal Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Planning and Building, Fire, Public Works and Police have reviewed the application and identified applicable code requirements which have been provided to the applicant and are attached for information purposes only (Attachment No. 4). The Police Department's comments were translated into suggested conditions to mitigate potential impacts related to the proposed use. The applicant has reviewed the suggested conditions of approval and verbally expressed their understanding and willingness to comply with these conditions if approved.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on March 13, 2014, and notices were sent to property owners of record and occupants within a 500 ft. radius of the project site, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), applicant, and interested parties. As of March 17, 2014, staff has received no comments in support or opposition to the request.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

February 13, 2014

**MANDATORY PROCESSING DATE(S):**

April 13, 2014

Conditional Use Permit No. 14-001 was filed on January 3, 2014 and deemed complete on February 13, 2014. The application is scheduled for public hearing before the Planning Commission on March 25, 2014.

**ANALYSIS:**

The location is suitable for the sale, service and consumption of alcohol due to the mix of retail and office uses existing and allowed on the surrounding sites. The BECSP and General Plan land use designation anticipated restaurant uses with alcohol service, sale and consumption in this area. The request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience.

The Police Department has reviewed the request and suggests several conditions of approval to ensure the establishment preserves a restaurant atmosphere, avoids noise disturbances, and complies with City and State law regarding alcohol sales and consumption. The conditions of approval relate to the availability of food service until at least one hour before closing time, the service of alcoholic beverages within the interior of the restaurant and patio dining area only, the prohibition of dancing and entertainment, required illumination and security cameras, and the compliance with all applicable laws.

The use will be required to comply with conditions of approval pertaining to the operation to assure that any potential impacts to the surrounding properties are minimized. The nearest residential uses are approximately 300 feet away to the northwest and 600 feet away to the northeast. The proposed restaurant main entry and outdoor patio are oriented to the south and away from the nearest residential uses. Residential properties are adequately buffered from the subject building by heavily traveled arterials such as Main Street and Ellis Avenue (to the northwest) and Beach Boulevard and Ellis Avenue (to the northeast). The proposed closure of the restaurant and outdoor dining area at 9:00 PM enhances compatibility of the use with surrounding residential uses. Although the applicant proposes to close by 9:00 PM, the Police Department recommends a condition of approval for closure no later than 10:00 PM. This provides the applicant with flexibility and is consistent with other recent requests in similar locations. In addition, residential uses are located in a highly urbanized area where there is a mix of residential and commercial uses and where no impacts are expected to occur. Therefore, with the suggested conditions of approval, the subject request will not result in noise, safety, or compatibility issues.

The request to permit alcohol service, sales and consumption at a restaurant and outdoor dining is consistent with the scope and intent of development in the BECSP designation and supported by the General Plan. Accordingly, staff recommends approval of the request.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval for Conditional Use Permit No. 14-001
2. Site Plans and Floor Plans received and dated January 3, 2014
3. Project Narrative received and dated February 5, 2014
4. Code Requirements Letter dated February 13, 2014 (for informational purposes only)

SH:JJ:TN:kd

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

#### **CONDITIONAL USE PERMIT NO. 14-001**

##### **SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds that the project will not have any significant effect on the environment and is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project involves a minor modification to the operation of the existing development involving negligible expansion of an existing use.

##### **SUGGESTED FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 14-001:**

1. Conditional Use Permit No. 14-001 to permit the on-site sale, service, and consumption of alcoholic beverages (beer and wine) within a 3,015 sq. ft. proposed eating and drinking establishment and a 650 sq. ft. outdoor dining area at an existing mixed-use center site in the Beach and Edinger Corridors Specific Plan zoning designation will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed sales and service of alcoholic beverages is regulated by the provisions of Chapter 9.44 of the Huntington Beach Municipal Code. The subject request will not result in noise, safety, or compatibility issues. Residential properties to the northwest will be adequately buffered from the subject building by Main Street and Ellis Avenue. Residential properties to the northeast are adequately buffered from the subject building by Main Street and Ellis Avenue. The residential uses are located in a highly urbanized area where there is a mix of residential and commercial uses and where no impacts are expected to occur. In addition, the BECSP and General Plan land use designation anticipated restaurant uses with alcohol service, sale and consumption in this area. The request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. Furthermore, the consumption of alcoholic beverages will be wholly contained within the building's interior and designated outdoor dining area and will not generate detrimental impacts onto surrounding properties.
2. The request to permit the sale, service, and consumption of alcoholic beverages at a proposed restaurant will be compatible with surrounding uses because the project is located within an existing mixed-use commercial center. The restaurant is surrounded by commercial and restaurant uses and therefore will be consistent with the existing land use pattern and compatible to its surroundings. The use will be required to comply with conditions of approval pertaining to alcohol service and operation to assure that any potential impacts to the surrounding properties are minimized.
3. The request to permit the sale, service, and consumption of alcoholic beverages at a proposed restaurant will comply with the Town Center Neighborhood segment of the Beach and Edinger Corridors Specific Plan (BECSP), and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The BECSP allows eating and drinking establishments with alcohol service subject to approval of a conditional use permit. The BECSP and

General Plan land use designation anticipated restaurant uses with alcohol service, sale and consumption in this area. The request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. There is no physical expansion that includes additional floor area to the existing building as part of this request and the proposed use will comply with all building occupancy/exiting requirements.

4. The granting of the conditional use permit to permit the on-site sale, service, and consumption of alcoholic beverages (beer and wine) within a proposed eating and drinking establishment and proposed outdoor dining area is consistent with the General Plan. The General Plan Land Use Map designation on the subject property is M – sp – d (Mixed Use – Specific Plan Overlay – Design Overlay). The proposed project is consistent with this designation and the policies, objective, and goal of the City’s General Plan as follows:

A. Land Use Element

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding sub-region, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

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The proposed project will permit the sale, service and consumption of alcoholic beverages within a proposed restaurant suite and proposed outdoor dining area at the Five Points Plaza commercial center. The site is located within the Beach and Edinger Corridors Specific Plan designation and the use is consistent with the Building Use Regulations and compatible with the surrounding mix of uses. The proposed conditional use permit will provide for the business needs for a successful restaurant establishment by permitting the sale of alcoholic beverages in a safe manner for customers and residents of the surrounding area.

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Policy ED 2.4.3 Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market place.

The project is located along a major corridor of the City that contains existing restaurants, retail, and entertainment uses. The project serves to expand the range of goods and services provided in the area and facilitate continued viability of the commercial center.



**SUGGESTED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 14-001:**

1. The site plan and floor plan received and dated January 3, 2014, shall be the conceptually approved design.
2. The use shall comply with the following:
  - a. Hours of operation shall be limited to between 7:00 AM and 10:00 PM seven days a week.
  - b. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public until at least one hour prior to the scheduled closing time. **(PD)**
  - c. All alcoholic beverages shall remain within the interior of the restaurant or within the confines of the enclosed outdoor dining area. Service of alcoholic beverages for off-site consumption shall be prohibited. **(PD)**
  - d. A sign shall be posted stating alcoholic beverages are not allowed outside the restaurant/outdoor dining areas. **(PD)**
  - e. Dancing and entertainment shall be prohibited unless a Conditional Use Permit is issued by the Planning Commission and a valid Entertainment Permit is issued by the Police Department. **(PD)**
  - f. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control Board (ABC) license, along with any special conditions imposed by the ABC, shall be submitted to the Planning and Building Department for the file. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
  - g. An employee shall maintain continuous supervision at all times of the outdoor dining area when the outdoor dining area is being utilized for the sales, service, or consumption of alcoholic beverages. **(PD)**
  - h. The sale of alcoholic beverages in the outdoor dining area shall be made only in conjunction with the sale of food to the person ordering the beverage. **(PD)**
  - i. The outdoor dining area shall be for the sole use of Boudin Bakery customers to prevent alcohol from being easily handed from the dining area to the surrounding sidewalks and walkways where people may loiter. **(PD)**
  - j. No loitering shall be permitted within the vicinity of any entrances and exits at any time. **(PD)**
  - k. The outdoor dining area shall have only one entry/exit point. A sign shall be posted in a conspicuous space at the entrance/exit point of the outdoor dining area, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**

1. No patrons/customers shall be allowed to carry an alcoholic beverage from the interior portion of the restaurant to the outdoor dining area or from the outdoor dining area to the interior of the restaurant. **(PD)**
- m. All outdoor areas where the sales, service, and consumption of alcoholic beverages will be permitted shall be sufficiently illuminated to permit the identification of patrons. **(PD)**
- n. To further reduce the likelihood of noise disturbances from patrons during late night and early morning hours, no dining or consumption of alcoholic beverages shall be permitted on the outdoor dining areas between the hours of 10:00 PM and 7:00 AM. **(PD)**
- o. The business shall employ a video surveillance system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. The business shall ensure all doors, eating areas, and parking areas are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police officers conducting investigations. **(PD)**
- p. All owners, employees, representatives, and agents shall obey all state, local, and municipal laws, conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise at all times. **(PD)**
3. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
4. Conditional Use Permit No. 14-001 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.
5. The Planning Commission reserves the right to revoke Conditional Use Permit No. 14-001 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance, or Municipal Code occurs.
6. Incorporation of sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include

(but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating/>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

# BOUDIN | SF

BREAKFAST·LUNCH·DINNER·SOURDOUGH

FIVE POINTS PLAZA  
18541 BEACH BOULEVARD  
HUNTINGTON BEACH, CA. 92468  
(N) TENANT IMPROVEMENT OF (E) SHELL  
ISSUE FOR PERMIT (REV4)

KHAOS  
DESIGN·INC

IPAD DESIGN  
31 SANDPOINT DRIVE  
RICHMOND, CALIFORNIA 94824  
PHONE: (510) 778-9865  
E-MAIL: info@ipadesign.com

IN LIEU OF INSTALLING THE REQUIRED FIRE  
SPRINKLER SYSTEM FOR A CHANGE IN  
OCCUPANCY CLASSIFICATION TO AN A-2  
OCCUPANCY, A 2-HOUR FIRE WALL IS  
PROVIDED BETWEEN THE ADJACENT TENANT  
SPACE AND BOUDIN (SEE PAGE A0.1).

## INDEX OF DRAWINGS

NO.	DESCRIPTION	DATE
1	GENERAL INFORMATION	03.20.2013
2	GENERAL INFORMATION	03.20.2013
3	GENERAL INFORMATION	03.20.2013
4	GENERAL INFORMATION	03.20.2013
5	GENERAL INFORMATION	03.20.2013
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## PROJECT TEAM

### CONST. MANAGER:

31 SANDPOINT DR  
RICHMOND, CA 94824  
TEL: 510-778-9865  
E-MAIL: info@ipadesign.com

### STRUCTURAL:

30812 MIDWAY BLVD, SUITE 100  
HUNTINGTON BEACH, CA 92648  
TEL: 510-445-6550  
CONTACT: JESSIE SERRA  
jessie@serraengineering.com

### SIGNAGE:

21520 STRAVER ST  
SAN DIEGO, CA 92134  
TEL: 619-444-1111  
FAX: 619-444-1111  
WWW.VISABLEGRAPHICS.COM

### MEP ENGINEERS:

801 EAST CHARLOTTE ROAD, SUITE A  
HUNTINGTON BEACH, CA 92648  
TEL: 850-861-8055  
CONTACT: JOHN KENDRICK  
john@kendrickmep.com

### PERMIT EXPEDITOR:

10 SOUTH GRANT STREET  
ROSELLE, CA 95878  
TEL: 916-444-7537  
FAX: 916-444-7537  
jordan@jordanexpeditor.com

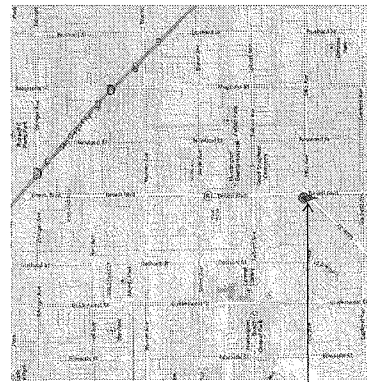
### TENANT:

31 SANDPOINT DR  
RICHMOND, CA 94824  
TEL: 510-778-9865  
E-MAIL: info@ipadesign.com

### DESIGNER:

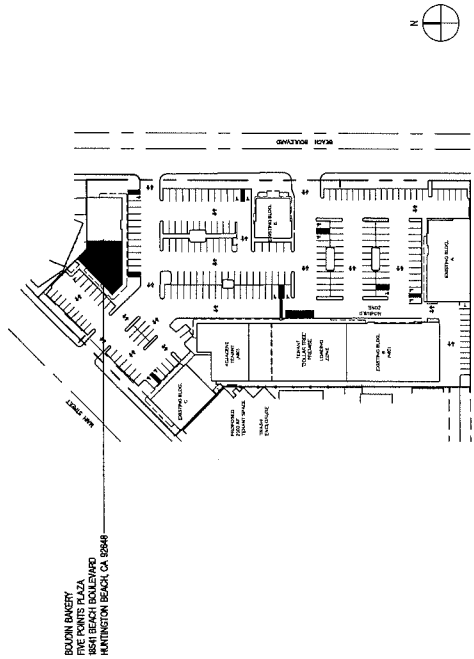
727 MAIN ST  
HUNTINGTON BEACH, CA 92648  
TEL: 510-778-9865  
CONTACT: KATHA NELSON  
katha@khaosdesign.com

## VICINITY MAP



BOUDIN BAKERY  
FIVE POINTS PLAZA  
HUNTINGTON BEACH, CA 92648

## SITE PLAN



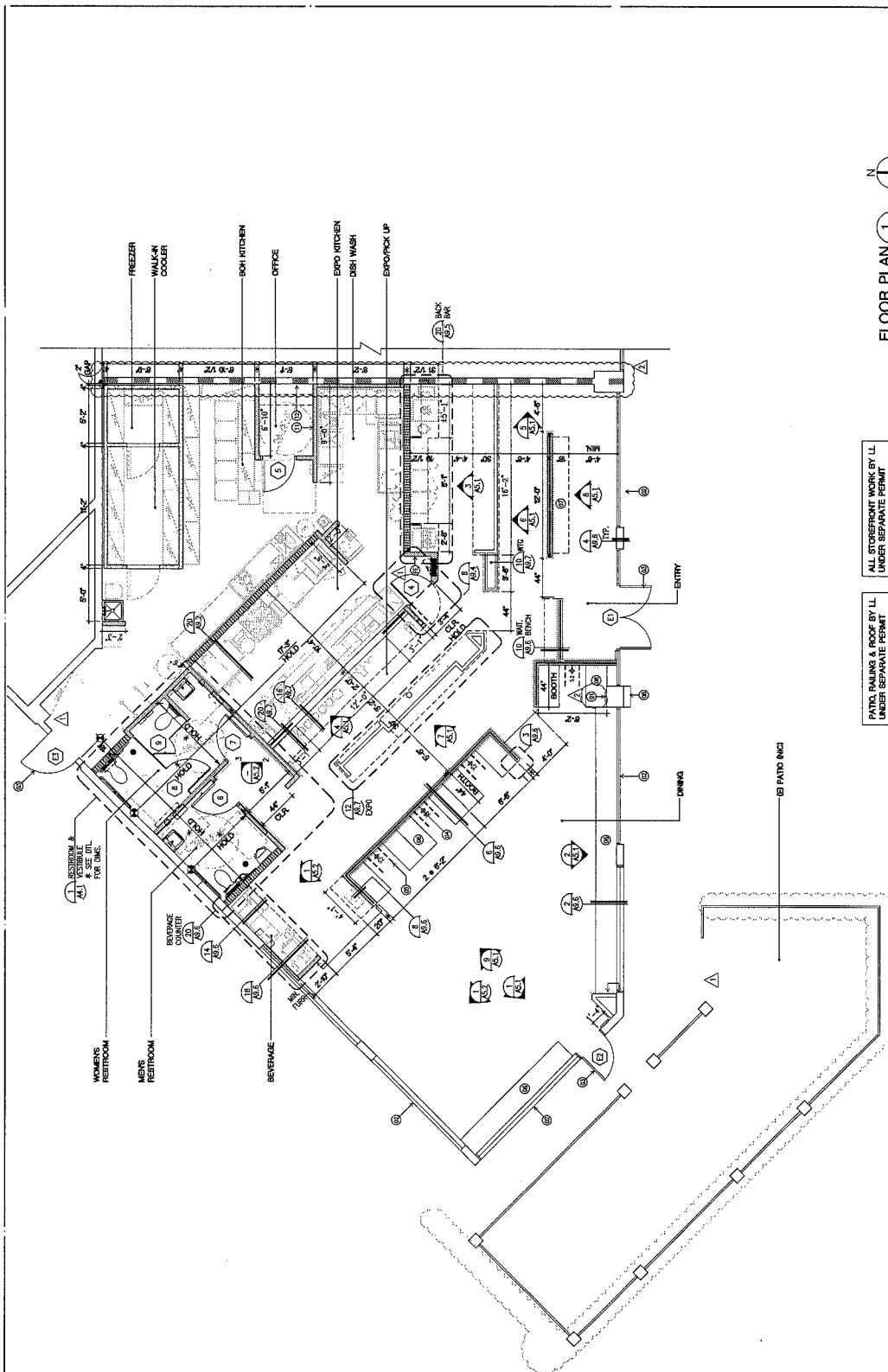
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FLOOR PLAN  $\frac{1}{1/4"=1'-0"}$  A21

## GENERAL NOTES

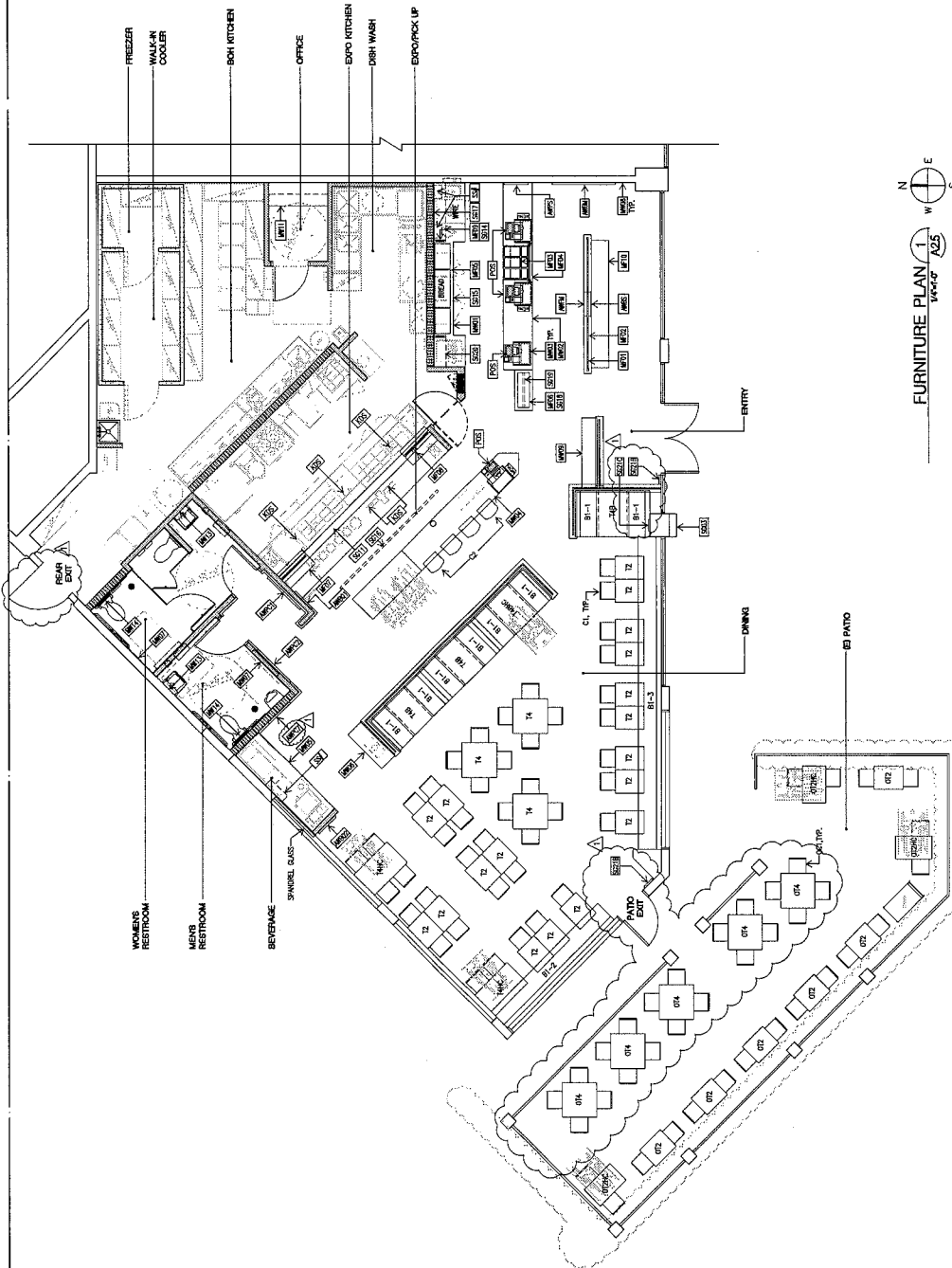
- CEILING / TALL WOOD CASES  
ALL DIMENSIONS ARE MINIMAL, & ARE FROM FACE OF FINISH, NOT INCLUDING  
PT. HT. MILLWORK & WAINSCOT TRIMMING. (2" TALL HT. WALLS AS NOTED)  
ALLOW 1/2" FOR WALL THICKNESS.
- PARTIAL FLOOR IS F.O.S.  
ALL DIMS ARE TO D.O. OR CL. OF STUD OR WALL BY O.C. U.O.N.  
ALL DIMS ARE TO FACE OF WALL, WAINSCOT TRIMMING & BURNAL  
WOOD TRIMMING.
- REFER TO K-S SHEETS FOR BUGH-IN REQUIREMENTS OF OTHERS EQUIPMENT.  
PROVIDE MINIMAL BURNING FOR MILLWORK, SHELVEING, PANELS, ETC. NOTED  
TO K-S SHEETS FOR ADDITIONAL INFORMATION.
- S.O.C. TO PROVIDE ALL T.T. PARTITION FRAMING, I.S. POSTS & STRUCTURAL  
SUPPORT FOR COUNTER TOPS AND BOOTH TABLE TOPS.
- MAINT. ALL FEATURES AND ACCESSORIES AS HEREIN TO CONFORM TO ALL  
GOVERNING CODES AND A.D.A. REQUIREMENTS.
- ALL NEW PARTITIONS WITH SINKS AND/OR "NET EQUIP." INCLUDING FLOOR  
SINKS, SHALL BE CONSTRUCTED OF 1/2" THICK SOLID CORED LAMINATE WITH  
5/8" W/TH RESISTANT OPTICAL BOND UNLESS NOTED OTHERWISE. WITH  
1/2" W/TH CHAMFER BOND TO 1/2" A.F.F. & TO BE FINISH W/ FACE OF  
OPTICAL BOND.
- ALL CONTRACTORS TO VERIFY EXISTING SITE CONDITIONS BEFORE ANY WORK IS

## KEY NOTES

- [illegible]

## WALL LEGEND

- CHAIRING EXTERIOR PARTITION WALL @ 1/4"  
 1/4" PARTIALLY COATED PARTITION WALL @ 1/4" MASONRY AL DOORS  
 (N) UNTIL OF (G) DOOR CORNER & FINISH TO MATCH (E)  
 3.5" O.P. STUCCO PARTITION WALL  $\frac{1}{2}$ "  
 6" STUCCO PARTITION WALL  $\frac{1}{2}$ "  
 MIN. FINISH PARTITION WALL  $\frac{1}{2}$ "  
 PARTIAL HEIGHT PARTITION WALL W/ GLASS PANELS  $\frac{1}{2}$ "  
 (SEE PLAN FOR OIL RES.)  
 PARTIAL HEIGHT PARTITION WALL W/ MTL SCREEN  $\frac{1}{2}$ "  
 (SEE PLAN FOR OIL RES.)  
 1/4" PARTIAL HEIGHT PARTITION WALL SUPPORT  $\frac{1}{2}$ "  
 1/4" KNOCKOUTS 1/4" POST FOR PARTIAL HEIGHT PARTITION SUPPORT  
 PARTIAL HEIGHT PARTITION BELOW WALKWAY COUNTERS.  
 (SEE PLAN FOR OIL RES.)  
 1/4" PARTIAL HEIGHT PARTITION BELOW WALKWAY COUNTERS.  
 24" HIGH PARTIAL HEIGHT PARTITION BELOW WALKWAY COUNTERS.  
 SUBJECT TO FIELD INSPECTION  
 1/4" WALL THICKNESS FOR WALL TYPE & FINISH



FURNITURE PLAN 1

ALL THE DATA SHOWN IS ASSUMED BY OWNER/OWNER'S VENDORS - U.S.G. - SEE AIA FOR MATERIALS

FFE SCHEDULE

MILLWORK

BUILDING SERVICES (UNDER SEPARATE PERMIT)

OUTDOOR FURNITURE

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February 5, 2014

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

RECEIVED

FEB 05 2014

Dept. of Planning  
& Building

Re: Proposed Boudin Bakery Restaurant  
18541 Beach Blvd. Unit 102  
Huntington Beach, CA 92648

To Whom It May Concern:

Headquartered in San Francisco, Boudin Bakery is world-famous for The Original San Francisco Sourdough French Bread™, which is baked with the same "mother dough," or sourdough starter, used since 1849. Born in the Gold Rush, Boudin is the oldest continuously operating business in San Francisco. Boudin at the Wharf, located in the heart of San Francisco's renowned waterfront, is Boudin's flagship facility and home to Bistro Boudin, Boudin Museum & Bakery Tour, a demonstration bakery, Bakers Hall Marketplace and a Boudin Café. Boudin bread can be purchased at Boudin Bakery, located at 10th Avenue and Geary Boulevard, Boudin at the Wharf and all Boudin restaurants located in Northern and Southern California. Boudin also offers catering and operates a gift catalog business, which can be found online at [www.boudinbakery.com](http://www.boudinbakery.com)

The proposed Boudin Bakery or 'Boudin SF' at 18541 Beach Blvd. Unit 102 in Huntington Beach will occupy a 3,015 sq. ft. tenant space with a adjacent 650 sq. ft. outdoor patio area. The property owner is separately obtaining all required approvals for all exterior work including storefront and patio area. Boudin Bakery has submitted into building plan review under B2013006229 to permit all interior work. Boudin Bakery is proposed operate from 8AM to 9PM seven days per week. Boudin proposes to employ 6 to 12 employees per shift. Boudin proposes the sale of bread, sandwiches, salads, soups and drinks including the sale of beer and wine for onsite consumption. Beer and wine (alcohol) will be stored behind the service counter and in the storage area in the back of the restaurant, locations which are not publicly assessable. Beer and wine is proposed to be sold to patrons within the restaurant and on the outdoor patio area for onsite consumption.

The proposed project location, size, design and operational characteristics will not create noise, traffic or other conditions or situations which may be objectionable, detrimental or incompatible with other permitted uses in the vicinity. As a part of the larger Five Points development Boudin Bakery will be surrounded by retail/restaurant uses and major roadways. All traffic in association with the Five Points development, including the subject tenant space has been previously calculated and mitigated. Boudin Bakery will not emit any noise other than from the conversation of patrons and the playing of pre-recorded music on the outdoor patio.

ATTACHMENT NO. 3.1

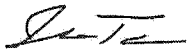


The proposed project will not result in conditions or circumstances contrary to the public health, safety and general welfare. In fact Boudin Bakery will add to the public health, safety and general welfare through providing high quality food and drink items in a safe and controlled environment.

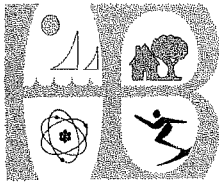
The proposed use will provide a service or facility which will contribute to the general well being of the neighborhood or the community; and the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; and the proposed use will not adversely affect the present economic stability or future economic development of property in the surrounding area. The proposed use will actually provide public convenience and necessity through providing reasonably prices gourmet breads, sandwiches, salads, soups and drinks in a fast casual dining environment. Patrons of such high quality establishments have come to expect the availability of beer and wine to compliment such food items. The total sale of food items at Boudin Bakery will greatly exceed the total sale of beer and wine on a quarterly basis.

Patrons of Boudin will include the following groups who may wish to enjoy breakfast, lunch or dinner together; families, friends, area residents, business men and women, vacationers.

Sincerely,



Jared Taylor  
Golden Property Development LLC



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

February 13, 2014

Jared Taylor  
Andre Boudin Bakeries, Inc.,  
c/o GPD LLC  
10 S Grant Street  
Roseville CA 95678

**SUBJECT: CONDITIONAL USE PERMIT NO. 2014-001 (BOUDIN BAKERY ALCOHOL SALES)—18541 BEACH BOULEVARD  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Taylor:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or if site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1744 ([tnguyen@surfcity-hb.org](mailto:tnguyen@surfcity-hb.org)) and/or the respective source department (contact person below).

Sincerely,

*Tess Nguyen*

TESS NGUYEN  
Associate Planner

Enclosures

cc: Khoa Duong, Building Division – 714-872-6123  
Steve Fong, Police Department – 714-536-5960  
Josh McDonald, Public Works Department – 714-536-5509  
Mickel5points Holdings LLC & Beach Center Partners, Property Owner  
Project File

Joe Morelli, Fire Department – 714-536-5531  
Jane James, Planning Manager  
Jason Kelly, Planning Division

ATTACHMENT NO. 4.1



## HUNTINGTON BEACH BUILDING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** JANUARY 28, 2014  
**PROJECT NAME:** BOUDIN BAKERY ALCOHOL SERVICE  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2014-002  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2014-001  
**DATE OF PLANS:** JANUARY 3, 2014  
**PROJECT LOCATION:** 18541 BEACH BOULEVARD #102 (SOUTHWEST CORNER OF BEACH BOULEVARD AND MAIN STREET)  
**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER  
**PLAN REVIEWER:** KHOA DUONG, P.E.  
**TELEPHONE/E-MAIL:** (714) 872-6123 / KHOA@CSGENGR.COM  
**PROJECT DESCRIPTION:** TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) WITHIN 3,015SQ. FT. PROPOSED EATING AND DRINKING ESTABLISHMENT AND A 665SQ. FT. OUTDOOR DINING AREA.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

#### **I. SPECIAL CONDITIONS:**

Development Impact Fees will be required for new construction and commercial/industrial additions.

#### **II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project submitted after January 01, 2014 shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2010 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide building code analysis including type of construction, allowable area, occupancy group requirements per Chapter 5 of 2013 CBC.
3. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2013 CBC.

4. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
5. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.

### III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** FEBRUARY 12, 2014

**PROJECT NAME:** BOUDIN BAKERY ALCOHOL SERVICE

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 14-002

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 14-001

**DATE OF PLANS:** JANUARY 3, 2014

**PROJECT LOCATION:** 18541 BEACH BOULEVARD #102 (SOUTHWEST CORNER OF BEACH BOULEVARD AND MAIN STREET)

**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER

**PLAN REVIEWER:** JOE MORELLI, FIRE PROTECTION ANALYST

**TELEPHONE/E-MAIL:** (714) 536-5531/ [Joe.Morelli@surfcity-hb.org](mailto:Joe.Morelli@surfcity-hb.org)

**PROJECT DESCRIPTION:** TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) WITHIN A 3,015 SQ. FT. PROPOSED EATING AND DRINKING ESTABLISHMENT AND A 665 SQ. FT. OUTDOOR DINING AREA

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. Comply with the 2013 California Fire Code and Huntington Beach Municipal Code.
2. No additional comments.



## CITY OF HUNTINGTON BEACH PLANNING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** FEBRUARY 13, 2014  
**PROJECT NAME:** BOUDIN BAKERY ALCOHOL SALES  
**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 14-002  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 14-001  
**DATE OF PLANS:** JANUARY 3, 2014  
**PROJECT LOCATION:** 18541 BEACH BOULEVARD #102 (SOUTHWEST CORNER OF BEACH BOULEVARD AND MAIN STREET)  
**PLAN REVIEWER:** TESS NGUYEN, ASSOCIATE PLANNER  
**TELEPHONE/E-MAIL:** (714) 374-1744 / TNGUYEN@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) WITHIN A 3,015 SQ. FT. PROPOSED EATING AND DRINKING ESTABLISHMENT AND A 665 SQ. FT. OUTDOOR DINING AREA

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#### CONDITIONAL USE PERMIT NO. 14-001:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. Prior to issuance of building permits, the Beach and Edinger Corridors Specific Plan fee shall be paid for remodels in the Beach and Edinger Corridors Specific Plan (SP-14) area). (**Resolution No. 2010-80**)
3. The structure(s) cannot be occupied until a Certificate of Occupancy is approved and issued by the Planning & Building Department. (**HBMC 17.04.036**)
4. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning & Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other

relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

5. Conditional Use Permit No. 14-001 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
6. Conditional Use Permit No. 14-001 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
7. The Planning Commission reserves the right to revoke Conditional Use Permit No. 14-001 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
10. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning & Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**
12. Live entertainment shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. **(HBZSO Section 211.04)**



## CITY OF HUNTINGTON BEACH

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** JANUARY 13, 2014

**PROJECT NAME:** BOUDIN BAKERY ALCOHOL SERVICE

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 14-002

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 14-001

**DATE OF PLANS:** JANUARY 3, 2014

**PROJECT LOCATION:** 18541 BEACH BOULEVARD #102 (SOUTHWEST CORNER OF BEACH BOULEVARD AND MAIN STREET)

**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER

**PLAN REVIEWER:** STEVEN FONG, DETECTIVE, POLICE/SIB

**TELEPHONE/E-MAIL:** (714) 536-5991 / SFONG@HBPD.ORG

**PROJECT DESCRIPTION:** TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) WITHIN A 3,015 SQ. FT. PROPOSED EATING AND DRINKING ESTABLISHMENT AND A 665 SQ. FT. OUTDOOR DINING AREA

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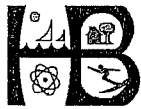
The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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1. Prior to sales, service or consumption of alcoholic beverages the business shall obtain an ABC license authorizing alcohol use in the restaurant and on the outdoor patio.
2. All alcoholic beverages shall remain within the interior of the restaurant or within the confines of the fenced in patio dining area, per §9.44.010 of the Huntington Beach Municipal Code (HBMC). A sign shall be posted stating alcoholic beverages are not allowed outside of the restaurant.
3. Service of alcoholic beverages for consumption off-site shall not be permitted.
4. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public, until at least one hour prior to the scheduled closing time.




5. There shall be no entertainment allowed without a valid Entertainment Permit issued by the Huntington Beach Police Department.
6. The patio shall be for the sole use of Boudin SF customers to prevent alcohol from being easily handed from the dining area to the surrounding sidewalks and walkways where people may loiter.
7. No loitering shall be permitted within the vicinity of any entrances and exits at any time.
8. Signs shall be posted in a conspicuous space at the entrance/exit points of the patio, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT".
9. An employee shall maintain continuous supervision at all times of the patio area when the patio area is being utilized for the sales, service or consumption of alcoholic beverages.
10. The sale of alcoholic beverages in the outdoor dining area shall be made only in conjunction with the sale of food to the person ordering the beverage.
11. No patrons/customers are allowed to carry an alcoholic beverage from the interior portion of the restaurant to the patio area or from the patio area to the interior of the restaurant.
12. All outdoor areas where the sales, service, and consumption of alcoholic beverages will be permitted shall be sufficiently illuminated to permit the identification of patrons.
13. To further reduce the likelihood of noise disturbances from patrons during late night and early morning hours, no dining or consumption of alcoholic beverages will be permitted on the outdoor patio areas between the hours of 10:00 PM and 7:00 AM.
14. The business shall employ a video surveillance system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. The business shall ensure all doors, eating areas, and parking areas are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police officers conducting investigations.
15. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise; at all times.



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 2/3/14  
PROJECT NAME: BOUDIN BAKERY ALCOHOL SERVICE  
ENTITLEMENTS: CUP 14-01  
PLNG APPLICATION NO: 2014-0002  
DATE OF PLANS: 1/3/14  
PROJECT LOCATION: 18541 BEACH BOULEVARD #102  
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER  
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT   
TELEPHONE/E-MAIL: 714-536-5509 / [JOSHUA.MCDONALD@SURFCITY-HB.ORG](mailto:JOSHUA.MCDONALD@SURFCITY-HB.ORG)  
PROJECT DESCRIPTION: TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE) WITHIN A 3,015 SQ. FT. PROPOSED EATING AND DRINKING ESTABLISHMENT AND A 665 SQ. FT. OUTDOOR DINING AREA

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

#### THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service and meter shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service and meter may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) (ZSO 230.84)

2. Separate backflow protection device{s} shall be installed per Water Division Standards for domestic water service and shall be screened from view.(Resolution 5921 and State of California AdministrativeCode,Title17)
3. The existing domestic water service and meter, if not being used shall be abandoned per Water Division Standards. (ZSO 230.84)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:**

4. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at [http://www.surfcity-hb.org/files/users/public\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)